

003.A

0001

0018.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,573,600 / 1,573,600

USE VALUE:

1,573,600 / 1,573,600

ASSESSED:

1,573,600 / 1,573,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	301
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Owner 1: LEADER BANK NA

Owner 2:

Owner 3:

Street 1: 180 MASS AVE UNIT 204

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ARLINGTON RESOURCES LLC -

Owner 2: -

Street 1: 76 BEDFORD ST SUITE 26

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 3264 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,573,600			1,573,600		155557
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	343	FV	1,573,600	0	.	.	1,573,600		Year end	12/23/2021
2021	343	FV	1,550,600	0	.	.	1,550,600		Year End Roll	12/10/2020
2020	343	FV	1,150,600	0	.	.	1,150,600	1,150,600	Year End Roll	12/18/2019
2019	343	FV	1,088,700	0	.	.	1,088,700	1,088,700	Year End Roll	1/3/2019
2018	343	FV	656,900	0	.	.	656,900	656,900	Year End Roll	12/20/2017
2017	343	FV	573,200	0	.	.	573,200	573,200	Year End Roll	1/3/2017
2016	343	FV	573,200	0	.	.	573,200	573,200	Year End	1/4/2016
2015	343	FV	556,400	0	.	.	556,400	556,400	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
ARLINGTON RESOU	140-112		7/1/2016	Mult Lots	3,800,000
CHASKELSON MARS	116-16		6/24/2011	Convenience	100
BOSTON REG MEDI	U67-181		3/13/2000		500,000
	U49-116		7/15/1994		384,800
				No	No
					Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/22/2021		SQ Mailed							MM	Mary M													
12/7/2017		Measured							DGM	D Mann													
2/3/2009		Meas/Inspect							197	PATRIOT													
10/25/2000		Hearing N/C							189	PATRIOT													
1/1/1992									PM	Peter M													

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: FFL: 3264							
Type: 63 - Condo Office				Full Bath:	Rating:			Building Number 11.															
Sty Ht: 3 - 3 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average																		
Prime Wall: 7 - Brick				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 4 - Flat				OTHER FEATURES																			
Roof Cover: 11 - Membrane				Kits:	Rating:			1st Res Grid Desc: # Units															
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frpl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
				CONDOS INFORMATION																			
				Location:				RESIDENTIAL GRID															
				Total Units:				1st Res Grid Desc: # Units															
				Floor:	3 - 3rd Floor			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
				% Own:	14.699999809																		
				Name:	4 - 3004																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL			
				Phys Cond: VG - Very Good	17. %	Exterior:		No Unit	RMS	BRS	FL												
				Functional:		Interior:																	
				Economic:		Additions:																	
				Special:		Kitchen:																	
				Override:		Baths:																	
				Total:	17.4 %	Plumbing:																	
				CALC SUMMARY				Exterior:															
				Basic \$ / SQ:	250.00	Interior:																	
				Size Adj.:	1.10637259	Additions:																	
				Const Adj.:	1.39216042	Kitchen:																	
				Adj \$ / SQ:	385.062	Baths:																	
				Other Features:	7285	Plumbing:																	
				Grade Factor:	1.10	Electric:																	
				NBHD Inf:	1.37000000	Heating:																	
				NBHD Mod:		General:																	
				LUC Factor:	1.00	Totals																	
				Adj Total:	1905040																		
				Depreciation:	331477																		
				Depreciated Total:	1573563																		
MOBILE HOME				Make:		Model:		Serial #:				Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0018.0												IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											